

RYER
Associates

COMMERCIAL
REAL ESTATE

*Building
Opportunities*

7-9 Old
Sugar
Hollow
Road

Danbury, CT

FOR SALE

Private Corporate Building w/ Campus Potential



**12,720 sf Office Building on Three Floors
and 3.551 Private Acres**

- Flexible space is divisible to +-4,240 SF
 - Elevator served, handicap accessible
 - Can be purchased with adjacent 11 Sugar Hollow Road for an additional 25,373 SF of industrial/office
- Excellent location
 - Convenient to customers: seconds from the intersection of I-84 and Route 7
 - Moments to the Danbury Municipal Airport, Danbury Fair Mall, and thousands of businesses
- Abundant off-street parking
- Sale Includes 2,849 SF storage garage
 - Available for lease @ \$6.00/sf, gross + utilities
- IL-40 Zone allows many uses





FOR SALE \$1,400,000

Can be purchased with 11 Old Sugar Hollow Road

Well-Appointed Office in Beautiful Setting!



5-MILE FACTS

-  Population: 103,000
-  Total Households: 37,000
-  Median HH Income: \$81,000
-  Nearby Businesses: 6,500

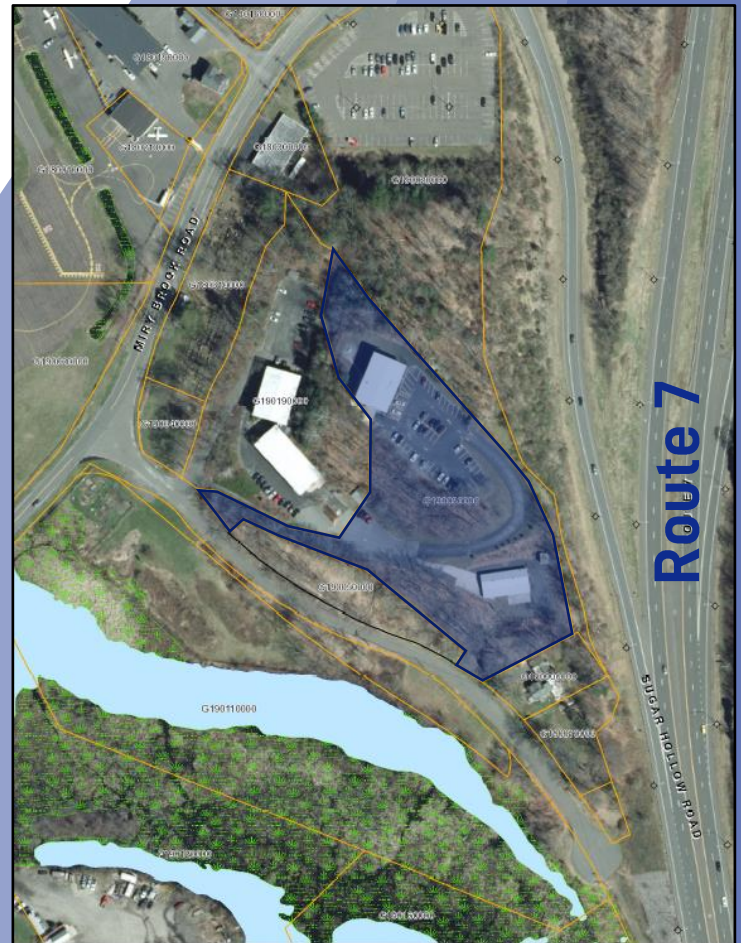
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